101.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	764,900 / 764,900
					USE VALUE:	764,900 / 764,900
					ASSESSED:	764,900 / 764,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MOCCASIN PATH, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURPHY DONALD & LINDSEY
Owner 2:	
Owner 3:	
Street 1:	15 MOCCASIN PATH
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	PENKALA RICHARD F--ETAL -
Owner 2:	PENKALA BARBARA S -
Street 1:	15 MOCCASIN PATH
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,260 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1940, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10260.000	255,400		509,500	764,900
Total Card	0.236	255,400		509,500	764,900
Total Parcel	0.236	255,400		509,500	764,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 455.30 | /Parcel: 455.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 64977
GIS Ref
GIS Ref
Insp Date 08/29/16

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 101.0-0002-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	255,400	0	10,260.	509,500	764,900	764,900	Year End Roll	12/18/2019
2019	101	FV	212,100	0	10,260.	509,500	721,600	721,600	Year End Roll	1/3/2019
2018	101	FV	212,100	0	10,260.	436,700	648,800	648,800	Year End Roll	12/20/2017
2017	101	FV	212,100	0	10,260.	407,600	619,700	619,700	Year End Roll	1/3/2017
2016	101	FV	212,100	0	10,260.	349,300	561,400	561,400	Year End	1/4/2016
2015	101	FV	198,900	0	10,260.	313,000	511,900	511,900	Year End Roll	12/11/2014
2014	101	FV	198,900	0	10,260.	289,700	488,600	488,600	Year End Roll	12/16/2013
2013	101	FV	198,900	0	10,260.	276,200	475,100	475,100		12/13/2012

!8074!

PRINT

Date	Time
12/10/20	22:39:44

LAST REV

Date	Time
07/13/17	16:41:25
danam	
8074	

USER DEFINED

Prior Id # 1:	64977
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PENKALA RICHARD	1491-100		6/21/2016		710,000	No	No		
	997-46		4/1/1985		169,900	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/18/2017	565	Addition	50,000	O				
6/24/2016	881	Alterati	2,500					install beam
9/7/1999	622	Addition	4,000					13X12 DECK
9/12/1996	457		14,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
8/29/2016	Measured	DGM	D Mann
8/29/2016	Permit Visit	DGM	D Mann
4/24/2009	Meas/Inspect	163	PATRIOT
4/14/2000	Inspected	263	PATRIOT
11/9/1999	Mailer Sent		
10/25/1999	Measured	256	PATRIOT
8/24/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10260		Sq. Ft.	Site		0	70.	0.71	4									509,462						509,500	

Total AC/HA: 0.23554 | Total SF/SM: 10260 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 509,462 | Spl Credit | Total: 509,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.27499998
Const Adj.:	0.99989998
Adj $ / SQ:	133.862
Other Features:	78500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	346963
Depreciation:	91598
Depreciated Total:	255364

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

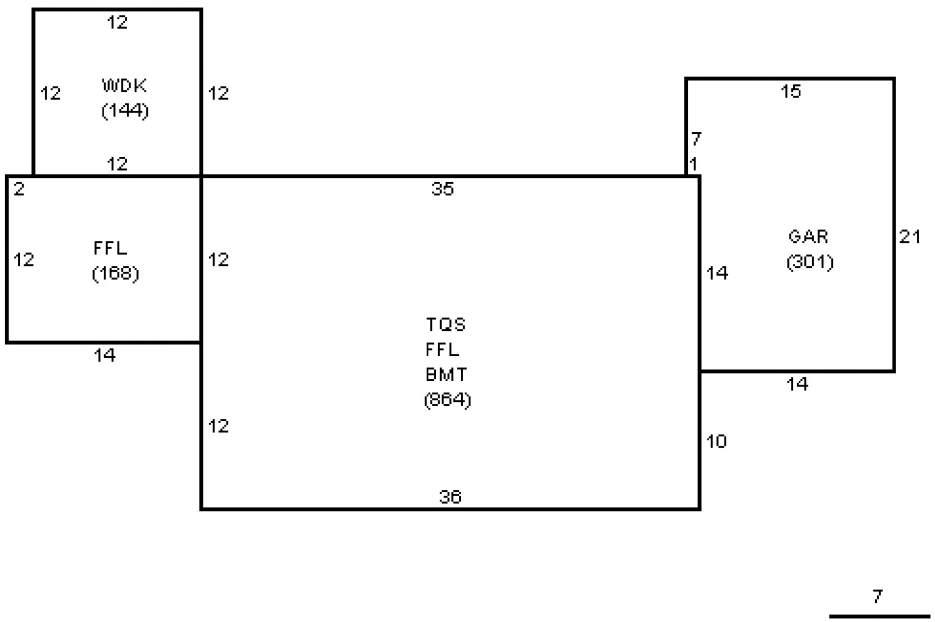
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	133.86
Special Features:	0	Val/Su Net:	85.45
Final Total:	255400	Val/Su SzAd	152.02

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,032	133.860	138,145
BMT	Basement	864	40.160	34,697
TQS	3/4 Story	648	133.860	86,742
GAR	Garage	301	23.300	7,014
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,989			Total:	268,462
Size Ad	1680	Gross Are	3205	FinArea	1680

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

101.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc